

**Honorable City Planning Commission
Cincinnati, Ohio**

September 15, 2006

SUBJECT: A report and recommendation on the conveyance of real property located on the south side of Pete Rose Way from Montgomery Inn, Inc. to the City of Cincinnati as a part of the plan for the development of the One River Plaza project; and the reconveyance of that real property by the City.

BACKGROUND:

Montgomery Inn, Inc. owns certain property located in the Central Business District along the south side of Pete Rose Way (the "Property"), which is also in the geographic area covered by the *Cincinnati 2000 Plan*, the Central Business District Urban Renewal Plan. The three parcels of real estate constituting the Property are: Parcel I: 84-5-142-148, 150, 279; Parcel Package II: 84-5-151-158 HCAP, 161-163, 296 HCAP, and Parcel III: 84-5-149 HCAP (Exhibit A). To induce development of the Property consistent with the *Cincinnati 2000 Plan*, the Owner intends to convey the Property to the City.

The City intends to enter into agreements with Montgomery Inn Inc., and such other parties as may be required, pursuant to which the City would re-convey the Property to Montgomery Inn, Inc. and Montgomery Inn, Inc. would construct or cause to be constructed a parking garage and other improvements on the Property as part of the proposed One River Plaza development.

The City's acquisition of the Property and reconveyance to Montgomery Inn, Inc. in order to immediately initiate development of the parking garage will further the *Cincinnati 2000 Plan* goals of fostering the development of residential and commercial space in the area of the Property. The conveyance is a necessary step in order for the City and the developer to enter into a future Tax Increment Financing agreement.

This ordinance is an emergency measure necessary for the immediate preservation of the public peace, welfare and safety and shall, subject to the terms of Article II, Section 6 of the Charter, be effective immediately. The reason for the emergency is the immediate need to take title to the Property, to subsequently declare improvements thereto to be a public purpose and exempt from taxation in a forthcoming ordinance and agreement, and to convey the Property to Montgomery Inn, Inc. for initiation and development of the One River Plaza project, thereby eliminating conditions of blight and preventing the recurrence thereof.

RECOMMENDATION:

Department of Community Development and Planning staff recommend that City Planning Commission take the following action:

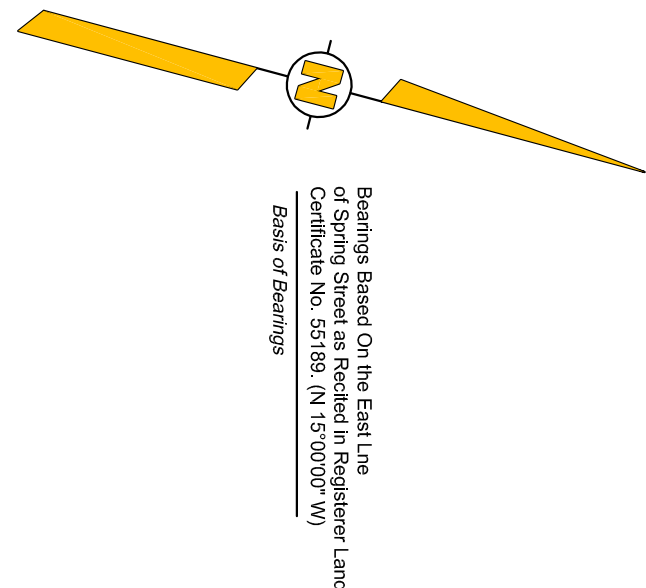
ACCEPT the conveyance of real property located on the south side of Pete Rose Way from Montgomery Inn, Inc. to the City of Cincinnati as a part of the plan for the development of the One River Plaza project and authorize the reconveyance of that real property by the City.

APPROVED:

Respectfully submitted,

Margaret A. Wuerstle, AICP
Chief Planner

Jennifer K. Walke
City Planner



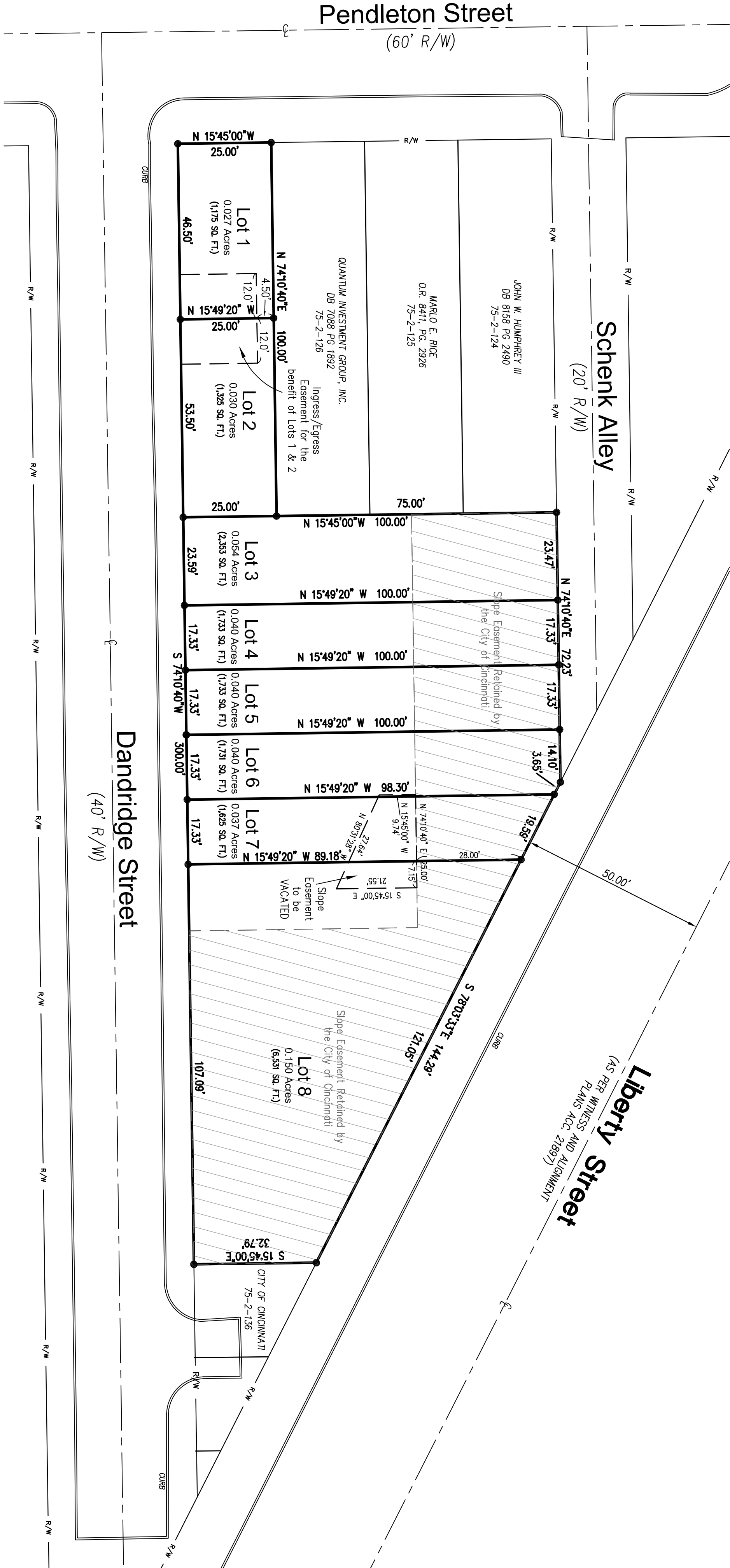
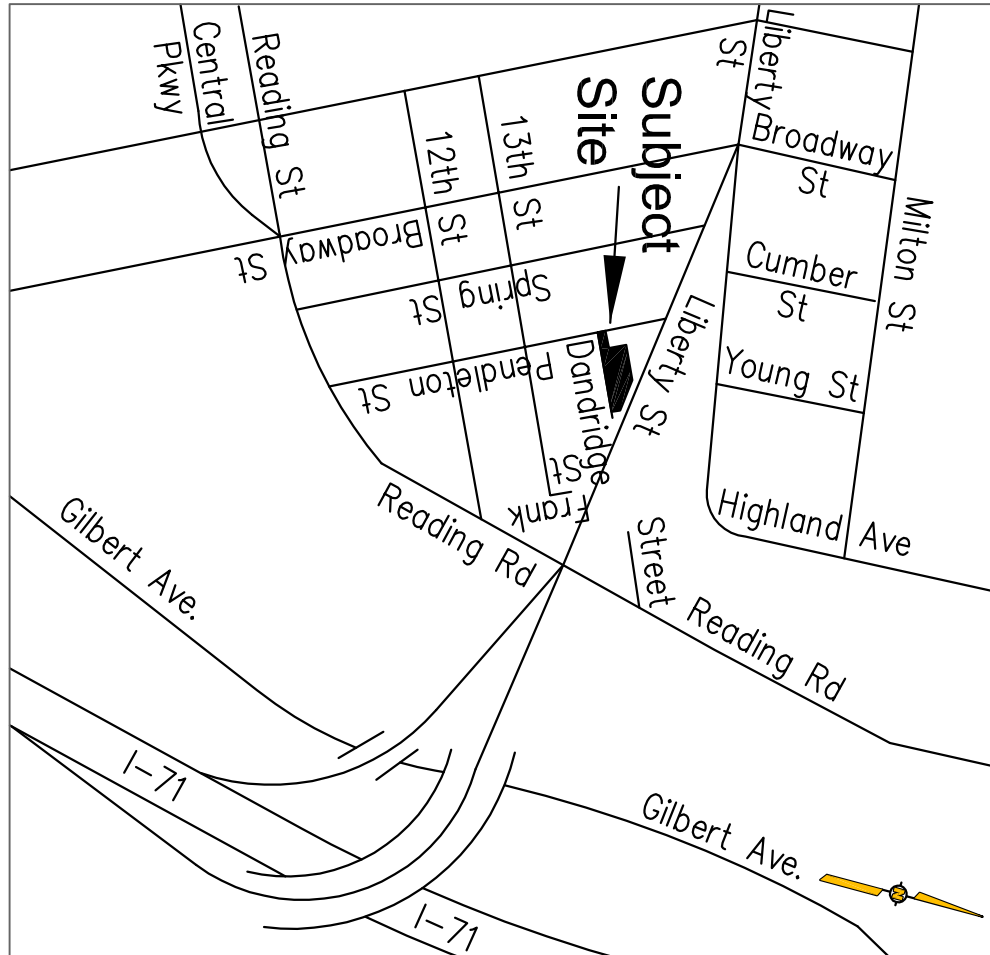
Record Plat

The Galleries at Pendleton

Section 18, Town 4, Fractional Range 1

City of Cincinnati,

Hamilton County, Ohio



We, the undersigned, do hereby adopt and confirm this plat of subdivision. We also guarantee the payment of all taxes and assessments that are a lien on said property on date of acceptance.

Signed: Gary Mark Custom Homes LLC

State of Ohio, SS

Be it remembered that on this _____ day of _____, 200____ A.D., before me, the undersigned, a notary public in and for said state, personally appeared _____ of the (Insert Company Name here), who on behalf of said corporation and for themselves as such officers duly authorized by its board of directors acknowledged the signing of the foregoing instrument to be their/its voluntary act and deed for the purpose in said instrument mentioned. In testimony whereof, I hereunto set my hand and affix my notary Seal on the day and date aforesaid.

Notary public _____ My Commission Expires _____

The owners of all properties shown on this record plat shall be subject to all applicable sewer service charges, assessments, tap in charges or fees which have been or may be established by the Board of County Commissioners or the City of Cincinnati.

Property acquired by Gary Mark Custom Homes LLC in O.R. 10164, Pg. 2449 of the Recorder's Office of Hamilton County, Ohio and referenced in Auditor's Book 075, Pg. 0002, Parcel 0128 of the Hamilton County Auditor's Office.

Acreage Summary
Lots 1-8.....0.418 Acres
Schenk Alley.....0.030 Acres
Total Acre.....0.418 Acres

I hereby certify that I have made a survey of the subdivision shown hereon and verified all dimensions. I have also set 22 monuments as shown.

Plat approved by the City of Cincinnati Planning Commission at the meeting held the _____ day of _____, 20____.

Director of Community Development & Planning _____

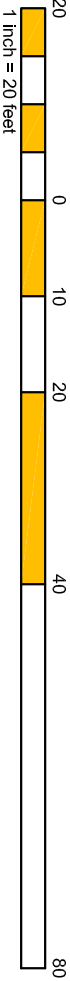
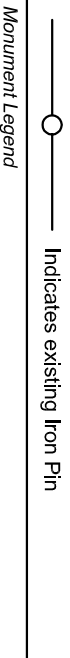
Date _____

Gerard J. Berding, P.S. 6880

Date _____

APPROVED:

SEWERS CHIEF ENGINEER, MSD _____



GERARD J. BERDING, P.S. No. 6880

DATE _____

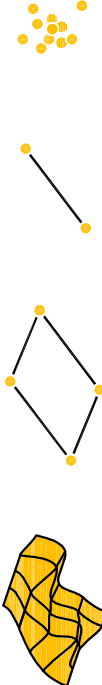
9-6-08 MML, Revised per Show Blogs
Revisions

Owner/Developer
Gary Mark Custom Homes, LLC
P.O. Box 42386
Cincinnati, Ohio 45242

OCCUPATION	
AS SHOWN ON PLAT	
Notes	
Record Plat	
Survey type	
The Galleries at Pendleton	
Dandridge Street	
240' Avenue	

Section 18, Town 4
Fractional Range 1
City of Cincinnati
Hamilton County, Ohio

MMML	GJB	1" = 20'
Drawn By	Checked By	Drawing Scale
03/29/2006	99144.20	
Issue Date	Project Number	



Berding Surveying

GPS Surveying • 3D Laser Scanning
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